

# TO LET

1,541 Sq Ft (143.16 Sq M)

- Roller shutter loading door access.
- Concrete floor and three phase power.
- WC facilities incorporated.
- Allocated parking within shared yard.



## 6B Northfield Farm

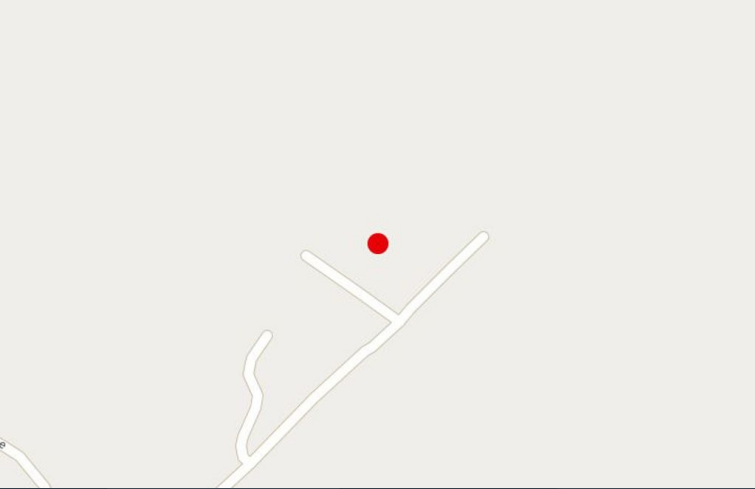
Great Lane, Clophill, Bedford, MK45 4DD

 **KirkbyDiamond**

Contact: Diccon Brearley or Joshua Parello

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The premises are located on Northfield Farm in Clophill which is a small village to the south of Bedford.
- It provides easy access to the A6 within 2 miles and to A421 Bedford Bypass within 6.2 miles.
- Closest railway station is Flitwick which is Mainline from Bedford to the north and to St Pancras and Kings Cross to the south, approximately 6 miles away.
- Established and secure location with gated access.
- Clophill provides access to the A507 connecting Ampthill to the west with the A1 at Baldock to the east.

 what3words

///eyelashes.bathtubs.portable

 Google Maps

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## DESCRIPTION

- An established light industrial unit with roller shutter door, wc facilities, lighting and 3 phase electric supply.
- The unit has recently been vacated.
- Positioned within a private industrial/commercial estate with allocated parking to the side.
- Secured and gated access.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £23,000 per annum exclusive. VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

Unit 6B	143.16 SQ M	1,541 SQ FT
<b>Total</b>	<b>143.16 SQ M</b>	<b>1,541 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

**Business Rates:** The Rateable Value is £5,800 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

**Estate Charge:** Available upon request

## CONTACT:

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